

2012 REVALUATION NOTICES MAILED

In accordance with Connecticut General Statutes, the Assessor's office has just completed a revaluation of all real property in the Town of Granby. The State of Connecticut requires that Towns perform a Revaluation so that all properties can be brought to current market value and contribute an equitable portion of the total tax burden. Granby's last Revaluation was completed in 2007 and has been completed for October 1, 2012.

As an example of some of the changes in the market the following is a list of some properties that sold in the 2007 timeframe and then again in the 2012 timeframe:

<u>Map/Blk/Lot</u>	<u>Sale Date</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Sales Price</u>	<u>% Change</u>
G-43/74/13	June 2007	\$315,000	July 2012	\$275,000	-12%
A-20/5/36	Oct 2007	\$560,000	July 2012	\$475,000	-15%
D-51/16/124	Dec 2006	\$430,000	May 2012	\$392,000	-8%
E-41/41/45	Aug 2006	\$250,000	July 2012	\$236,500	-5%
E-41/21/140	April 2007	\$360,000	Aug 2012	\$359,000	0 %
I-30/69/30	June 2007	\$800,000	May 2012	\$705,000	-11%
E-42/28/69	Nov 2007	\$225,000	Jan 2012	\$232,000	+ 3%

The above sales indicate that a change in value has occurred since the last Revaluation, and that the property values must be updated to reflect current fair market values.

The Assessor's office has mailed out the new assessments and each property owner will receive an individual notice of their new assessment. All property owners will be given an opportunity to attend an individual informal hearing for the purpose of discussing any issue regarding the assessment process and valuation issues. The notice will include all the necessary information to make an appointment and you may also review your new assessment data on the Vision Government Solutions web site: www.vgsi.com. This web site will allow inquiry access to the Assessor's database, including value summary, building data, sales search and general revaluation information.

The Assessor's office would like to take this opportunity to thank the residents for their cooperation throughout this important project.

Susan Altieri, CCMA, II
Assessor

Dated: November 15, 2012